Karen Johnson Davidson County
Batch# 753186 DEEDWARR
11/12/2021 08:31:37 AM 3 pgs
Fees: $18.00 Taxes: $259.00
20211112-0150559

Instrument Prepared by:
Peter C. Robison
CORNELIUS & COLLINS, LLP
511 Union Street, Suite 1500
Nashville, TN 37219

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Daniel J. Kitch 598 Harpeth Parkway East Nashville, TN 37221	Same	15603000600 Map No. _____ Parcel No. _____

FOR AND IN CONSIDERATION OF the sum of Seventy Thousand Dollars and Zero Cents ($70,000.00), and other good and valuable consideration, the receipt and sufficiency of all which are hereby acknowledged, John T. Chenoweth, III, (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto Daniel J. Kitch, a single person (the "Grantee"), Grantee's heirs and assigns, those certain tracts or parcels of land in Davidson County, state of Tennessee, being more particularly described as follows, to wit:

TRACT 1: Land in Davidson County, Tennessee being Lot 403 on the Plan of Section 4, Harpeth Valley Park, of record in Book 3842, page 219, Register's Office for Davidson County, Tennessee.

Said Lot No. 403 fronts 110 fee on the broken northeasterly margin of Harpeth Parkway East and extends back 152.27 feet on the northwesterly line and 136.7 feet on the southeasterly line to a dead line in the rear, measuring 70 feet thereon.

TRACT 2: Land in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at the northwesterly corner of Lot 403 on the plan of Harpeth Valley Park, Section 4, of record in Book 3842, page 219, Register's Office for Davidson County, Tennessee, thence north 29 degrees, east 90.27 feet to a point; thence south 73 degrees 09", east 71.61 feet to appoint; thence south 29 degrees, west 108.34 feet to a point, the northeasterly corner of said Lot 403; thence north 61 degrees, west 70.0 feet from the beginning, being Parcel "B" on the unrecorded plan of division or reserved parcel of Warner Park Estates Company.

Being the same property conveyed to Grantor by Affidavit of Inheritance dated February 21, 2014, in Document No.: 20140221-0015146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, Restrictive Covenants shown on Plat of Record in Book 3842, Page 219, Book 3857, Page 858 and Book 8841, Page 857 of the

Register's Office for Davidson County, and any other matters which might affect the property, Grantor's intent being only to convey whatever interest in the property they have.

This is improved property commonly known as 598 Harpeth Parkway, Nashville, Tennessee, 37221.

MELINDA C PAYNE NOTARY PUBLIC FORSYTH COUNTY NC My Commission Expires 5-6-2023

STATE OF NC)
)
COUNTY OF Guilford)

The actual consideration given for this conveyance is $70,000.00.

Sworn to and subscribed to before me this 9 day of September, 2021.

JOHN CHENOWETH
Affiant

Melinda C Payne
Notary Public
My Commission Expires: May 6, 2023

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title, and interest thereto belonging to Grantee, his successors and assigns. Grantor covenants and binds himself to warrant and defend the title to said property to Grantee, his heirs, personal representatives and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise. This conveyance is subject to property taxes for 2021 and matters of record.

IN WITNESS WHEREOF, Grantors have executed this Deed on this 9 day of September, 2021.

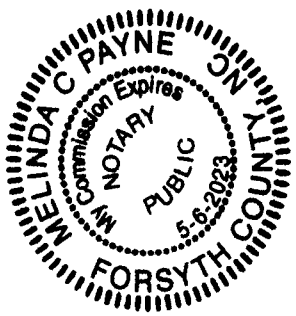
JOHN THOMAS CHENOWETH, III

STATE OF NC)
)
COUNTY OF Guilford)

Before me, Melinda C Payne, a Notary Public in and for said State and County, personally appeared **John Thomas Chenoweth, III**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and

who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Greensboro, NC, this 9 day of September, 2021.



Melinda C Payne
NOTARY PUBLIC
My Commission Expires: May 6, 2023